

Retail/Office—For LEASE

178 LANCASTER AVENUE, MALVERN

****New Façade Upgrade****

Property Management

Facilities Management

Sales and Leasing

Lease Administration

Financial Analysis

Consulting

Project Management

Maintenance Services

Preventive Maintenance Programs



- ~ 2,940 sf - Retail or Office use
- ~ Free-standing building
- ~ Open space with 2 restrooms, 3 offices
- ~ Drive-up delivery, roll-up door in rear of building
- ~ Plenty of parking
- ~ Excellent exposure and Signage Opportunity
- ~ Property available Immediately
- ~ Premier location near the lighted corner of Lancaster Avenue and Malin Road
- ~ Join Eight Bells Tattoo, Tranquil Spa, Fattoush Mediterranean Cuisine, FedEx, Spice Tonite,
- ~ Zoning: East Whiteland Township—FC, Frontage Commercial

Rental Rate: \$19.50/nnn

For more information on this property or to schedule an appointment, please contact:

Tom Taylor
Sr. Vice President
Direct: 610.524.8331
ttaylor@briterealty.com

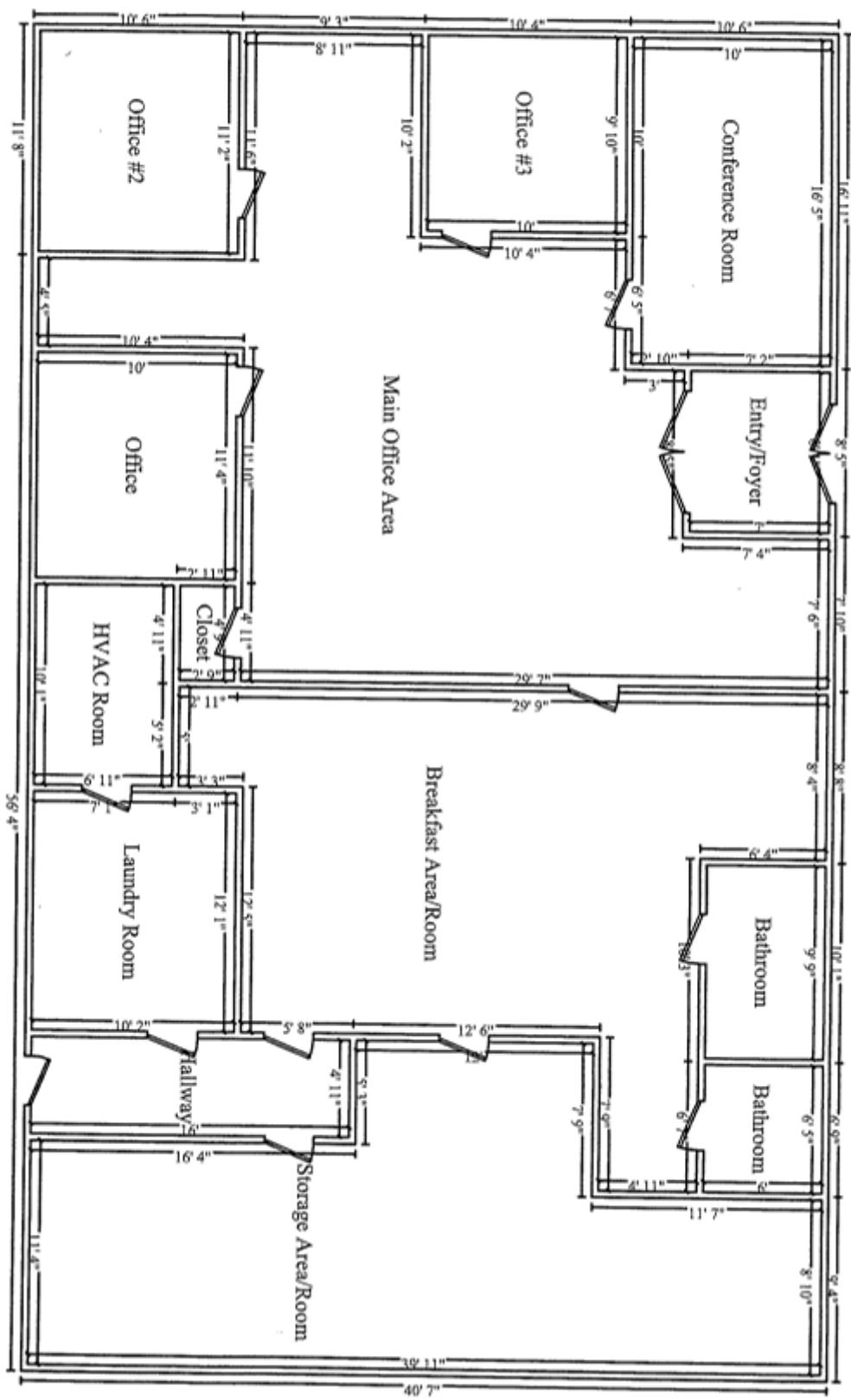
Joanne Cuddahy
Vice President
Direct: 610.561.6051
jcuddahy@briterealty.com

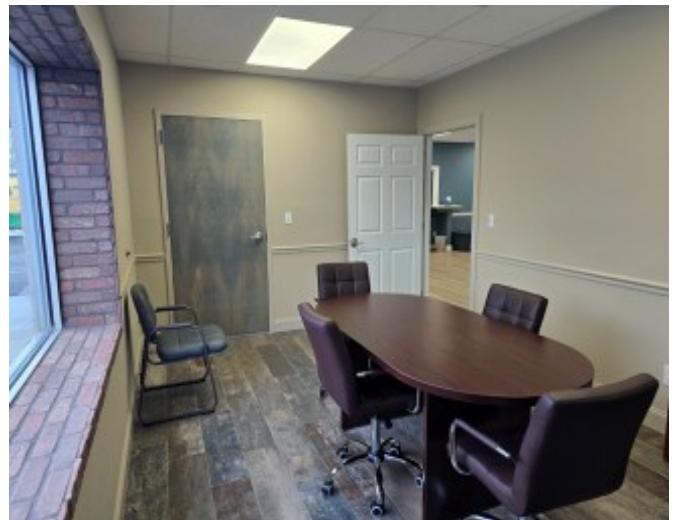


677 Exton Commons
Exton, PA 19341
610-524-8285



178 LANCASTER AVENUE
MALVERN
FLOOR PLAN





178 LANCASTER AVENUE, MALVERN



Traffic >

Collection Street	Cross Street	Traffic Vol	Last Measur...	Distance
US Hwy 30	Lancaster Ave W	23,058	2022	0.19 mi
Lancaster Avenue	US Hwy 30 W	14,777	2020	0.34 mi
Lancaster Ave	Hwy 30 W	15,131	2022	0.34 mi
US Hwy 30	Malin Rd W	18,734	2015	0.34 mi

Rear of building has 2 man-doors as well as the overhead door for deliveries. There is a nice walkway between two of the buildings for access from rear to front of building and parking lot.

